

UNITED STATES BANKRUPTCY COURT
DISTRICT OF NEW JERSEY

Caption in Compliance with D.N.J. LBR 9004-1(b)
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In Re:

Myron O. Cox
Aliyah M. Cox

Case No.: 16-26639-CMG
Hearing Date: January 18, 2017
Judge: Christine M. Gravelle
Chapter: 13



Order Filed on January 19, 2017
by Clerk
U.S. Bankruptcy Court
District of New Jersey

Recommended Local Form: ☒ Followed ☐ Modified

ORDER VACATING STAY

The relief set forth on the following page is hereby **ORDERED**.

DATED: January 19, 2017

Handwritten signature of Christine M. Gravelle in black ink.

Honorable Christine M. Gravelle
United States Bankruptcy Judge

Police & Firemen's Retirement System Board of
Upon the motion of Trustees by its Administrative Agent NJHMFA, under
Bankruptcy Code section 362(a) for relief from the automatic stay as to certain property as
hereinafter set forth, and for cause shown, it is

ORDERED that the automatic stay is vacated to permit the movant to institute or resume
and prosecute to conclusion one or more actions in the court(s) of appropriate jurisdiction to
pursue the movant's rights in the following:

☒ Real property more fully described as:

29 Shawnee Trail
Burlington, NJ 08016

It is further ORDERED that the movant, its successors or assignees, may proceed with its
rights and remedies under the terms of the subject mortgage and pursue its state court remedies
including, but not limited to, taking the property to sheriff's sale, in addition to potentially pursuing
other loss mitigation alternatives, including, but not limited to, a loan modification, short sale or
deed-in-lieu foreclosure. Additionally, any purchaser of the property at sheriff's sale (or
purchaser's assignee) may take any legal action for enforcement of its right to possession of the
property.

☐ Personal property more fully described as:

It is further ORDERED that the movant may join the debtor and any trustee appointed in
this case as defendants in its action(s) irrespective of any conversion to any other chapter of the
Bankruptcy Code.

The movant shall serve this order on the debtor, any trustee and any other party who
entered an appearance on the motion.

rev. 7 12 16

Certificate of Notice Page 3 of 3
United States Bankruptcy Court
District of New Jersey

In re:
Myron O. Cox
Aliyah M. Cox
Debtors

Case No. 16-26639-CMG
Chapter 13

CERTIFICATE OF NOTICE

District/off: 0312-3

User: admin
Form ID: pdf903

Page 1 of 1
Total Noticed: 1

Date Rcvd: Jan 19, 2017

Notice by first class mail was sent to the following persons/entities by the Bankruptcy Noticing Center on Jan 21, 2017.
db/jdb +Myron O. Cox, Aliyah M. Cox, 29 Shawnee Trail, Burlington, NJ 08016-3947

Notice by electronic transmission was sent to the following persons/entities by the Bankruptcy Noticing Center.
NONE. TOTAL: 0

***** BYPASSED RECIPIENTS *****

NONE. TOTAL: 0

Addresses marked '+' were corrected by inserting the ZIP or replacing an incorrect ZIP.
USPS regulations require that automation-compatible mail display the correct ZIP.

Transmission times for electronic delivery are Eastern Time zone.

I, Joseph Speetjens, declare under the penalty of perjury that I have sent the attached document to the above listed entities in the manner shown, and prepared the Certificate of Notice and that it is true and correct to the best of my information and belief.

Meeting of Creditor Notices only (Official Form 309): Pursuant to Fed. R. Bank. P. 2002(a)(1), a notice containing the complete Social Security Number (SSN) of the debtor(s) was furnished to all parties listed. This official court copy contains the redacted SSN as required by the bankruptcy rules and the Judiciary's privacy policies.

Date: Jan 21, 2017

Signature: /s/Joseph Speetjens

CM/ECF NOTICE OF ELECTRONIC FILING

The following persons/entities were sent notice through the court's CM/ECF electronic mail (Email) system on January 19, 2017 at the address(es) listed below:

Albert Russo docs@russotrustee.com
Denise E. Carlon on behalf of Creditor Police & Firemens Retirement System Board of Trustees
by its Administrative Agent New Jersey Housing & Mortgage Finance Agency dcarlon@kmlawgroup.com,
bkgroup@kmlawgroup.com
Rex J. Roldan on behalf of Joint Debtor Aliyah M. Cox roldanlaw@comcast.net
Rex J. Roldan on behalf of Debtor Myron O. Cox roldanlaw@comcast.net
Robert P. Saltzman on behalf of Creditor Police & Firemens Retirement System Board of
Trustees by its Administrative Agent New Jersey Housing & Mortgage Finance Agency dnj@pbslaw.org
TOTAL: 5